

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting December 13, 2023**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Bill Kirsch, Mike Doyle, Ken Madara, and Town Manager Stacey Long. Mike West was absent.

The meeting was properly posted.

The first item on the Agenda was consideration of a proposed ice machine and a commercial sign for Mason-Dixon Car Wash located at 38235 DuPont Blvd. Ron Gray explained to the commissioners that he plans to make improvements to the existing five bays and automatic wash bay. In conjunction with these improvements, he would like to place an automatic ice machine on the premises and erect a taller sign. He mentioned that since the Bank of Ocean City was built, it has obstructed the view of the car wash, and he would like to place a higher sign so that DuPont Highway traffic can see that there is a car wash there. The ice machine would be placed in the northwest corner of the property directly beside the entrance and exit located next to the Bank of Ocean City building. This is the same location where the proposed sign would be erected. The sign would be illuminated, however only from the inside. There are no flashing or digital effects. The ice machine is a trailer that they would install a concrete base to place it on. They will connect it to the town water and sewer. The machine makes the ice onsite, drops down into a bin and then bags the ice. The bin can hold up to 6,000 lbs of ice. After sending this proposal to our building inspector, it was found that the height of the sign exceeds the GC zoning requirements by 11'. The sign code is very outdated and needs revising. In the past recent years, Planning & Zoning approved the signs with the site plan instead of a separate approval on a case-by-case basis. Mr. Gray was advised he will need to get a town building permit and submit the Dept of Health approval to the town. Councilman Chris Snader made a motion to allow the sign and ice machine to be installed at the Mason-Dixon Car Wash. Motion seconded by Mike Doyle and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

There being no further business to discuss, Councilman Chris Snader made a motion to adjourn the meeting. Motion seconded by Ken Madara and carried by all.

Respectively submitted,


Stacey Long, Town Administrator